

041.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

749,200 / 749,200

USE VALUE:

749,200 / 749,200

ASSESSED:

749,200 / 749,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BELANGER BRUCE A	
Owner 2:	
Owner 3:	

Street 1: 75 PARK ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: SELIGSON GARY -
Owner 2: SELIGSON AMY -
Street 1: 75 PARK ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 4,743 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 2559 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4743		Sq. Ft.	Site		0	80.	1.19	1									449,834						449,800	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							27740
							GIS Ref
							GIS Ref
							Insp Date
							11/27/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID			USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	27740					
2020	101	FV	298,600	800	4,743.	449,800	749,200	749,200	Year End Roll	12/18/2019	Prior Id # 2:						
2019	101	FV	239,800	0	4,743.	477,900	717,700	717,700	Year End Roll	1/3/2019	Prior Id # 3:						
2018	101	FV	239,800	0	4,743.	348,600	588,400	588,400	Year End Roll	12/20/2017	Prior Id # 1:						
2017	101	FV	239,800	0	4,743.	303,600	543,400	543,400	Year End Roll	1/3/2017	Prior Id # 2:						
2016	101	FV	239,800	0	4,743.	258,700	498,500	498,500	Year End	1/4/2016	Prior Id # 3:						
2015	101	FV	225,400	0	4,743.	253,000	478,400	478,400	Year End Roll	12/11/2014	ASR Map:						
2014	101	FV	225,400	0	4,743.	208,000	433,400	433,400	Year End Roll	12/16/2013	Fact Dist:						
2013	101	FV	177,100	0	4,743.	197,900	375,000	375,000		12/13/2012	Reval Dist:						

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	Sign:	VERIFICATION OF VISIT NOT DATA	/	/
SELIGSON GARY	42154-516		3/2/2004		437,250	No	No			11/27/2018	MEAS&NOTICE	CC	Chris C				
OTT DANIEL J/ET	32081-552		11/30/2000		290,000	No	No	4		7/9/2013	Meas/Inspect	JBS	JOHN S				
GUANCI SARAH A	26683-256		9/20/1996		186,150	No	No	Y		5/1/2013	Info Fm Prmt	EMK	Ellen K				
										4/22/2009	Measured	163	PATRIOT				
										6/3/2004	MLS	MM	Mary M				
										3/29/2001	MLS	MM	Mary M				
										4/1/2000	Inspected	197	PATRIOT				
										3/2/2000	Measured	264	PATRIOT				
										8/17/1993		KT					

